



PLANNING COMMISSION

AGENDA REPORT

III. 2.
ITEM NUMBER:

MEETING DATE: APRIL 24, 2006

SUBJECT: GENERAL PLAN CONFORMITY RESOLUTION-ORANGE COUNTY DEPARTMENT OF EDUCATION LEASE AND USE OF 1525 MESA VERDE DRIVE EAST, SUITES 108 AND 109.

DATE: APRIL 10, 2006

**FOR FURTHER INFORMATION CONTACT: REBECCA ROBBINS, ASSISTANT PLANNER
(714) 754-5609**

DESCRIPTION


The Orange County Department of Education (OCDE) is planning to lease suites 108 and 109 in a multi-tenant building located at 1525 Mesa Verde Drive East. Pursuant to Government Code Section 65402, the Costa Mesa Planning Commission must find the lease and use of the property to be in conformance with the City's 2000 General Plan.

APPLICANT

Orange County Department of Education.

RECOMMENDATION

Adopt attached resolution finding that the OCDE's lease and use of the property located at 1525 Mesa Verde Drive East is in conformity with the City of Costa Mesa 2000 General Plan.


REBECCA ROBBINS
Assistant Planner


R. MICHAEL ROBINSON, AICP
Asst. Dev. Svs. Director

ANALYSIS

Government Code Section 65402 prohibits the county or a special district from acquiring, using, or disposing of property within the incorporated city limits until the City's Planning Commission can review the proposed acquisition or use for conformity with the City's General Plan.

The multi-tenant commercial building at 1525 Mesa Verde Drive East is located in the Local Business District (C1) with a General Plan designation of General Commercial. The existing building on the site is a two-story structure. OCDE wants to use suites 108 and 109 (totaling 2,700 square feet) as an education facility providing one-on-one, small group teaching, and administrative offices.

The General Plan and zoning designations accommodate general offices and trade and vocations schools as permitted uses, subject to parking availability. The majority of students that will be attending classes will come by a public bus or be dropped off. A bus stop is located to the northeast of the property off Harbor Boulevard. A maximum of 25 students and 5 staff members will be located on-site for classes during any given hour. Based on the proposed operational characteristics, significant parking impacts are not anticipated by staff.

CONCLUSION

OCDE's proposed use of 1525 Mesa Verde East for an education facility providing one-on-one, small group teaching, and administrative offices are consistent land uses with the site's General Plan and zoning designations. Furthermore, the proposed operational characteristics will not create a parking shortage on the property. Therefore, the proposed lease and use of the property will be in conformity with the City of Costa Mesa 2000 General Plan.

Attachments: 1. Vicinity Map
 2. Planning Commission Resolution
 3. Orange County Dept. of Education correspondence, dated
 March 20, 2006

cc: Deputy City Manager-Dev. Svs. Director
 Deputy City Attorney
 City Engineer
 Staff (4)
 File (2)

Tony Gibson
Orange County Department of Education
31648 Rancho Viejo Rd., Ste. B
San Juan Capistrano, CA 92675

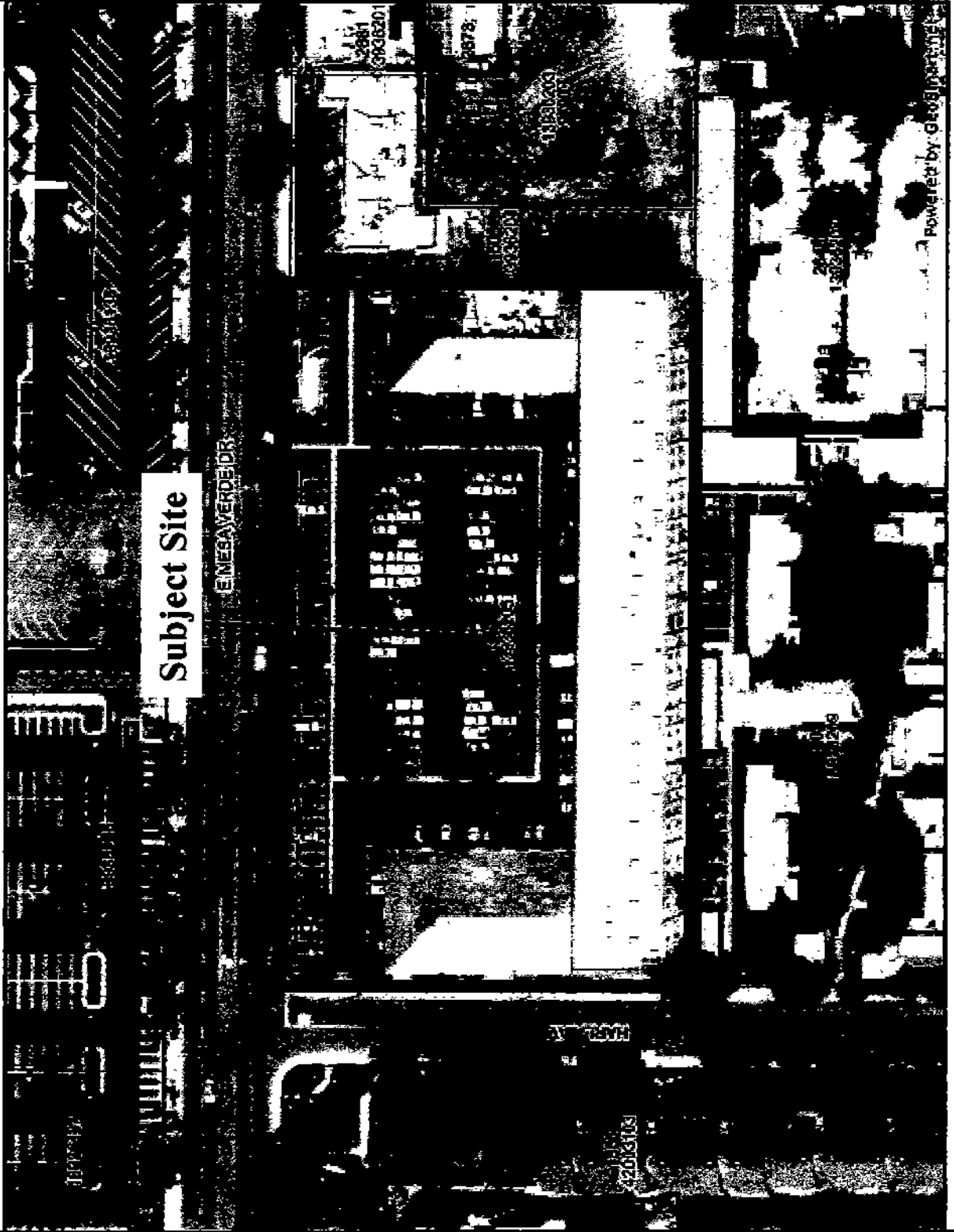
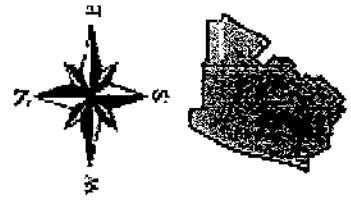
Attachment 1

VICINITY MAP

1525 Mesa Verde Drive East

Legend

- ☒ Selected Features
- ☐ Parcel Address
- ☐ Parcel APNs
- ☐ Street Names
- ☐ Parcel Lines
- ☐ City Boundary
- ☐ Ortho Photography
- ☐ Parcels



Attachment 2

PLANNING COMMISSION RESOLUTION

RESOLUTION NO. PC-06-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA, FINDING THAT THE PROPOSED LEASE AND USE OF SUITES 108 AND 109 LOCATED AT 1525 MESA VERDE DRIVE EAST FOR A ONE-ON-ONE AND SMALL GROUP TEACHING FACILITY IS IN CONFORMITY WITH THE CITY OF COSTA MESA 2000 GENERAL PLAN.

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the City Council of the City of Costa Mesa adopted the 2000 General Plan on January 22, 2002; and

WHEREAS, the General Plan is a long-range, comprehensive document that serves as a guide for the orderly development of Costa Mesa; and

WHEREAS, the California Government Code 65402, provides in part that a local agency shall not acquire or dispose of any real property until the use of the property has been reported upon as to conformity with the applicable General Plan; and

WHEREAS, the City of Costa Mesa 2000 General Plan designates the property at 1525 Mesa Verde Drive East as General Commercial, which anticipates trade and vocational schools and general offices; and

WHEREAS, the Orange County Department of Education purposes the lease and use of suites 108 and 109 (approximately 2,700 square-feet) in a multi-tenant building located at 1525 Mesa Verde Drive East for an educational facility providing one-on-one, small group teaching, and administrative offices; and

WHEREAS, the Orange County Department of Education has no plans to increase building intensity and floor area ratios beyond the standards allowed in the 2000 General Plan; and

WHEREAS, the Orange County Department of Education represents that the majority of students will not drive automobiles to the site, and, therefore, that there will not be a parking shortage as a result of the proposed use.

BE IT RESOLVED that the Costa Mesa Planning Commission does hereby find the proposed lease and use of suites 108 and 109 located at 1525 Mesa Verde Drive East by the Orange County Department of Education is in conformity with the City of Costa Mesa 2000 General Plan.

PASSED AND ADOPTED this 24th day of April, 2006.

Bill Perkins, Chairman
Costa Mesa Planning Commission

COUNTY OF ORANGE)

I, R. Michael Robinson, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on April 24, 2006, by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

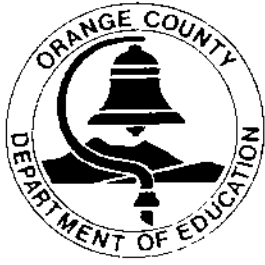
ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Costa Mesa
Planning Commission

Attachment 3

CORRESPONDENCE



**ORANGE COUNTY
DEPARTMENT
OF EDUCATION**

200 KALMUS DRIVE
P.O. BOX 9050
COSTA MESA, CA
92628-9050

(714) 966-4000

FAX (714) 662-3570

www.ocde.us

WILLIAM M. HABERMehl
County Superintendent
of Schools

LYNN APRIL HARTLINE
Deputy Superintendent

JOHN L. NELSON
Associate Superintendent

**ORANGE COUNTY
BOARD OF EDUCATION**

DR. JOHN W. BEDELL

DR. ALEXANDRIA CORONADO

ELIZABETH PARKER

FELIX ROCHA, JR.

DR. KEN L. WILLIAMS

To: Rebecca Robbins

From: Anthony Gibson, Principal OCDE-ACCESS

Date: 3/20/06

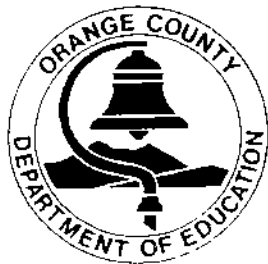
Re: General Plan Conformity Finding

The OCDE-ACCESS (Alternative Community and Correctional Educational School and Services) would like to request a General Plan Conformity Finding at the next Planning Commission Hearing. This new facility at 1525 Mesa Verde Drive East, Suites 108 & 109 would be a small version of our typical community program that is designed to provide alternative educational options to student populations referred by local schools. ACCESS Community School programs assist local students to successfully return to high school and graduate. Students typically meet one-on-one with a teacher one day a week by appointment only. In addition, we offer labs and small group instruction for up to 25 students. The Harbor property is projected to have a staff consisting of four teachers, and an aide. Each teacher has a maximum caseload of 38 students most of which attend school for one hour a week based upon an appointed time. The school and administrative offices will operate Monday through Friday, 7:00 a.m. to 4:00 p.m.

If you have any questions concerning our educational collaboration with the Newport-Mesa School District, call me at (949) 496-2593.

Sincerely,


Tony Gibson



To: Rebecca Robbins
From: Tony Gibson, Principal ACCESS
RE: Permit to Lease 1525 Mesa Verde Drive East
Date: 3/20/06

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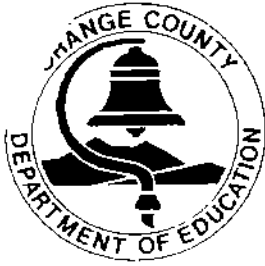
JOHN L. NELSON
Associate Superintendent

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DR KEN L. WILLIAMS

The Orange County Department of Education would like to be considered for a Minor Conditional Use Permit petition for the operation of an educational center along with regional office at 1525 Mesa Verde Drive East, Suites 108 & 109. Since 1995 we have worked in close collaboration with the Newport-Mesa School District providing programs and services leading students to success. Presently OCDE-ACCESS operates an educational facility at 2750 Harbor Blvd. Costa Mesa. ACCESS (Alternative Community and Correctional Schools and Services) programs are designed to provide alternative educational options to student populations referred by local schools. ACCESS programs are intended to help students successfully return to high school and graduate. Students typically meet one-on-one with a teacher one day a week by appointment only. In addition, we offer labs and small group instruction for up to 15 students. The Mesa Verde property is projected to have a staff consisting of four teachers and an aide. Each teacher has a maximum caseload of 38 students most of which attend school for one hour a week based upon an appointed time. The school and administrative offices will operate Monday through Friday, 7:00 a.m. to 4:00 p.m.

The significant majority of students that will be attending classes at this facility will come by bus or be dropped off by a parent. A maximum of 25 students will be located on-site for classes during any given hour, which is significantly less than a typical high school, vocational program or academy. Historically we have had minimal impact on the malls, commercial and retail properties where our educational centers are located. This is due to the fact that our program requires the majority of our high school students to meet with their teacher for one hour a week at an appointed time. As mentioned this location will employ five staff members and a maximum of 25 students on any given day that equates to substantially less foot traffic than many of the surrounding businesses. Because of the limited time that students are actually exposed to the learning center and the fact that while they are in attendance they are supervised at all times. Students do not have the opportunity to loiter. Many of our students are involved with full time jobs, off site Regional Occupational Classes, and additional classes at OCC. Some of our students are teen parents who need a more flexible learning environment. Typically our clientele comes by bus, are transported by parent or in rare cases drive their own cars. Parking should not be a concern.



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We believe that the location, size, design, and operation characteristics of the proposed ACCESS program is compatible with existing and known use and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity. In addition ACCESS programs promote public interest, health, safety, convenience, and improve the welfare of the city. We have found that our learning centers perform valuable services both academically and socially. Our learning centers enhance health, safety and welfare by educating community members, in this instance our students. Positive factors we've experienced at similar locations can be as immediate as financial gains due to increased exposure of the local businesses to potential customers, like our students' parents. Many times once the local business community discovers our learning centers and we are able to breakdown the stereotypes, our students become a valuable resource as potential employees. We carefully nurture a professional, business-like atmosphere that becomes an important factor within our educational environment. Due to this business-like environment, students begin to recognize the importance of the business world and the economics involved in success. Our successful students transition back to their local school districts, higher education, or the workforce. In other words they become productive members of their community ... Costa Mesa. Presently the OCDE/ACCESS program has 125 learning centers throughout the county.